

RICHARD DALE STAGGS,
7439 Eastover Blvd, Olive Branch, MS 38654
901-238-1808(home) 1-800-303-shoe (work)

Grantor

to

QUITCLAIM DEED

HEATHER DIANE NICHOLS-STAGGS,
3724 Bethel Road, Olive Branch, MS 38654
662-895-5457(home) 662-429-4160 (work)

Grantee

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, valuable and legal considerations, including the full assumption and satisfaction of the deed of trust now encumbering the property by the Grantee, the receipt and sufficiency of which are hereby acknowledged, I, the Grantor hereinabove mentioned, RICHARD DALE STAGGS, do hereby bargain, sell, convey and quitclaim unto the Grantee hereinabove mentioned, HEATHER DIANE NICHOLS-STAGGS, all of my right, title and interest, including any homestead interest that I may have in and to the property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

Lot 1, of the Subdivision of the Nichols 4.31 acre tract situated in the Northwest Quarter of Section 13, Township 2 South, Range 6 West, DeSoto County, Mississippi and being more particularly described by metes and bounds survey attached hereto. This property is one and the same as that property conveyed by Warranty Deed in Book 0457 at Page 0357 in the records of the Chancery Clerk of DeSoto County, Mississippi.

As part of this conveyance and by acceptance of this quitclaim deed, the Grantees agree to assume and have satisfied in full the mortgage indebtedness against this property of record in the Chancery Court Clerk's records of DeSoto County, Mississippi. The Grantor herein hereby conveys all of his right, title and interest in and to the escrow account(s) of said mortgage to the Grantee herein.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 2004 and 2005 will be paid by the Grantees. Possession is given with delivery of this deed.


WITNESS OUR SIGNATURES, this the 11th day of January 2005.


RICHARD DALE STAGGS, Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named RICHARD DALE STAGGS who acknowledged that he freely and voluntarily signed and delivered the above quitclaim deed with advice of counsel on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 11th day of January 2005.


Notary Public
By J. Davis A.C.

My Commission Expires

My Commission Expires Jan. 7, 2008

This document prepared from information furnished and not incident to a search of title, for which no warranties are given by:

LEIGH A. BUCHERFORD, Attorney at Law
2430 Caffey Street, Suite B, Hernando, MS 38632 (662) 449-0422

BK0457PG0360

LEGAL DESCRIPTION
LOT 1

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A P.K. NAIL FOUND AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 WEST; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,213.20 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF BETHEL ROAD AT THE POINT OF BEGINNING FOR THE FOLLOWING TRACT;

THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 410.18 FEET TO A 3/8" REBAR SET; THENCE SOUTH 00 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 213.86 FEET TO A 3/8" REBAR SET; THENCE NORTH 62 DEGREES 35 MINUTES 44 SECONDS WEST, A DISTANCE OF 157.30 FEET TO A 3/8" REBAR SET; THENCE SOUTH 85 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 267.18 FEET TO A POINT IN THE CENTERLINE OF BETHEL ROAD; THENCE NORTH 00 DEGREES 25 MINUTES 07 SECONDS WEST ALONG THE CENTERLINE OF BETHEL ROAD, A DISTANCE OF 160.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES, SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAY FOR BETHEL ROAD, SUBDIVISION AND ZONING REGULATIONS IN EFFECT IN DESOTO COUNTY, MISSISSIPPI.